

**CITY OF FORT WORTH, TEXAS**  
**CITY PLAN COMMISSION**

**FORT WORTH**

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 12/23/2015

Donald R. Boren  
CHAIRMAN

Dana Burghoff  
SECRETARY

NOTES:  
WATER/WASTEWATER IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED  
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

TRANSPORTATION IMPACT FEES  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PARKWAY IMPROVEMENTS  
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

STATE OF TEXAS  
TARRANT COUNTY

WHEREAS I, Jeffrey D. Brock, being the owner of a tract of land situated in the H.H. Edwards Survey, Abstract# 496, Tarrant County, Texas, and being all of Lot 14, and the south 25 feet of Lot 15, Block 1, Bellaire Estates, recorded in Volume 941, Page 299, Deed Records, Tarrant County, Texas, and being more particularly described in a deed recorded in Instrument Number D215163957, Deed Records, Tarrant County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS  
That I, Jeffrey D. Brock, do hereby adopt this plat designating the herein described real property as Lot 14R, Block 1, Bellaire Estates, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the 21<sup>st</sup> day of December 2015

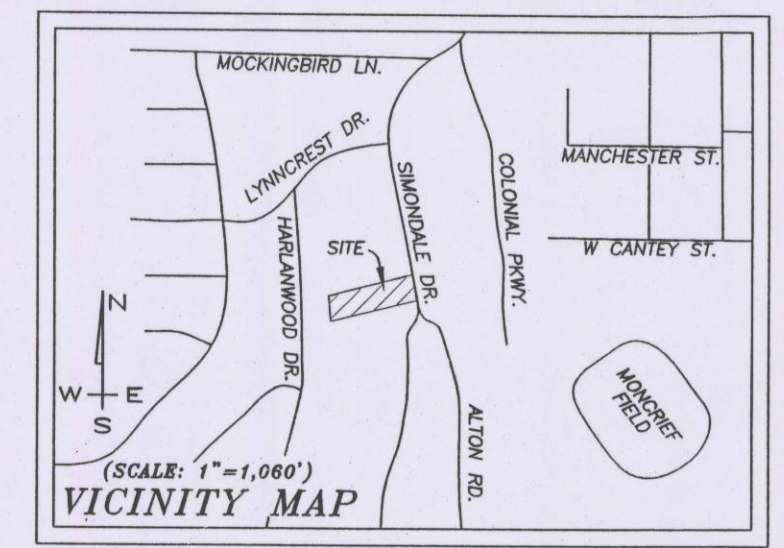
Jeffrey D. Brock  
Jeffrey D. Brock

STATE OF Texas  
COUNTY OF Tarrant  
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jeffrey D. Brock, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 21<sup>st</sup> day of December, 2015

Sheron Gene Huhn  
My Commission Expires 8/8/16

Notary Public  
SHERON GENE HUHN  
Notary Public, State of Texas  
My Commission Expires  
August 08, 2016



NOTES:  
CONSTRUCTION PROHIBITED OVER EASEMENTS  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

UTILITY EASEMENTS  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BUILDING PERMITS  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

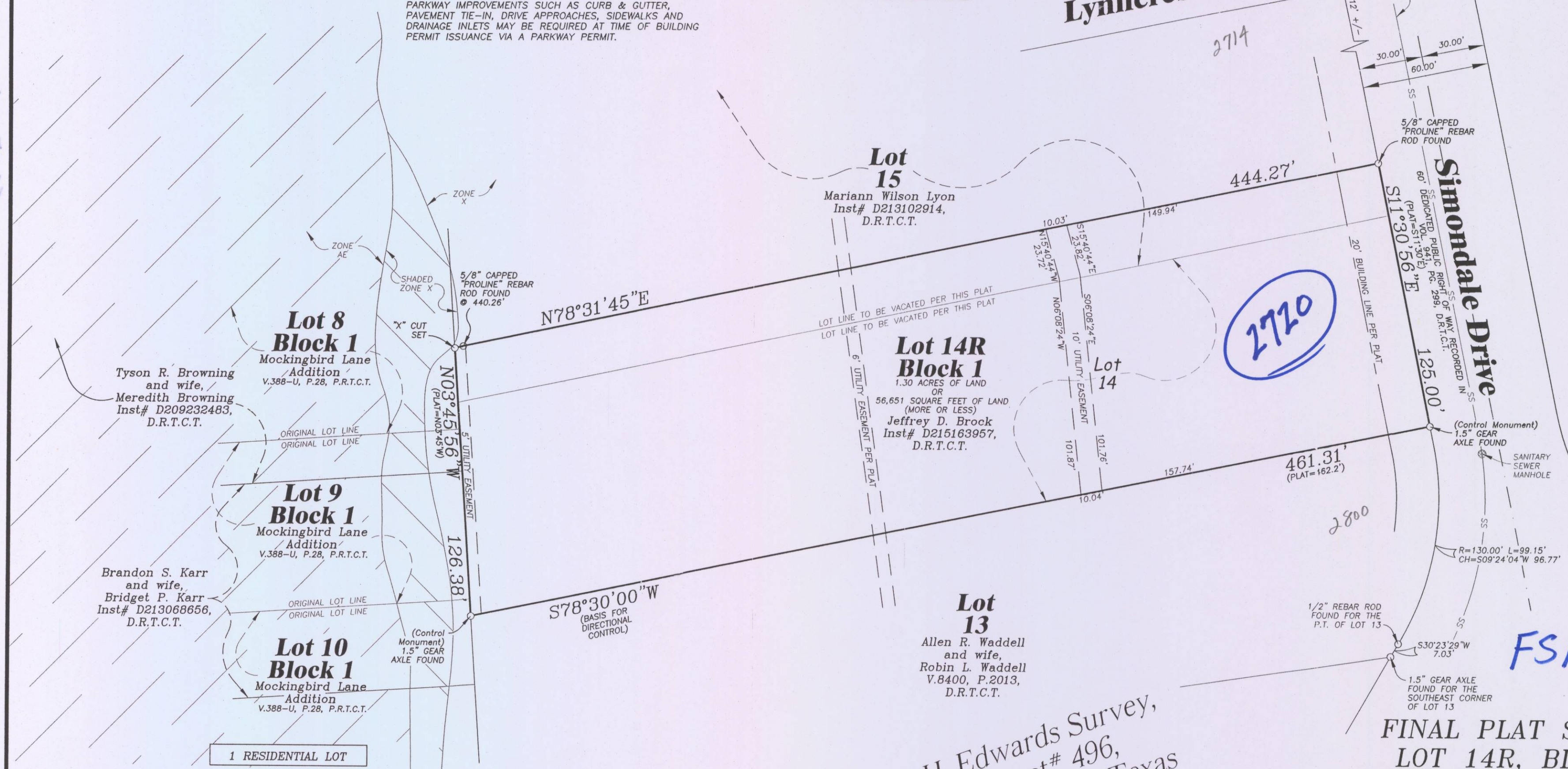
SIDEWALKS  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS."

SITE DRAINAGE STUDY  
A SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED, THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOOD ZONE  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0305 K, DATED AUGUST 2, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

PRIVATE COMMON AREAS AND FACILITIES  
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREA OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION, RECREATIONS AREAS, LANDSCAPE AREAS, AND OPEN SPACE; WATER AND WASTEWATER DISTRIBUTION SYSTEMS, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE/RECREATION/EXERCISE BUILDINGS AND FACILITIES; THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

P.R.V.'S REQUIRED  
PRIVATE P.R.V.'s WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.



**DELTA**  
SURVEYING  
116 LOCUST STREET  
AZLE, TEXAS 76020  
817-246-7766  
FAX: 817-887-6275  
EMAIL: delta76108@charter.net  
FIRM REGISTRATION: 101490-00  
JOB# 15100254

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed  
LONNIE REED  
R.P.L.S. No. 4277

11-09-2015

STATE OF TEXAS  
REGISTERED  
LONNIE REED  
4277  
PROFESSIONAL  
LAND SURVEYOR

Ownership  
Jeffrey D. Brock  
3654 Monticello Drive  
Fort Worth, TX 76107

H. H. Edwards Survey,  
Abstract# 496,  
Tarrant County, Texas

**FS15-240**

**FINAL PLAT SHOWING**  
**LOT 14R, BLOCK 1,**  
**Bellaire Estates**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 14 AND THE SOUTH 25 FEET OF LOT 15, BLOCK 1, BELLAIRE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 941, PAGE 299, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING SITUATED IN THE H.H. EDWARDS SURVEY, ABSTRACT# 496, TARRANT COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN INSTRUMENT No. D215286295, DATE 12-23-15